

CHICAGO TITLE COMPANY

701 FIFTH AVENUE, #2300, SEATTLE, WA 98104
PHONE: (206)628-5610 FAX: (206)628-9717

Standard Owner's Policy of Title Insurance

SCHEDULE A

Policy No: 1358728

Your Ref: TALL CHIEF SPS ESC #0002727-06

Address Reference: *** SEE ATTACHED ***

Amount of Insurance: \$4,540,000.00

Premium: \$6,102.00

Date of Policy: DECEMBER 17, 2013 at: 04:00 PM

1. Name of Insured:

KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON

4. The Land referred to in this policy is described as follows:

*** SEE ATTACHED ***

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

CHICAGO TITLE COMPANY

(Address Reference of Schedule A Exhibit)

Policy No: 1358728

1313 WEST SNOQUALMIE RIVER ROAD S.E.,
FALL CITY, WASHINGTON 98024
TAX NO. 052407-9002/9025/9026

CHICAGO TITLE COMPANY

(Paragraph 4 of Schedule A Exhibit)

Policy No: 001358728

THAT PORTION OF GOVERNMENT LOTS 6 AND 7, SECTION 4, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF COUNTY ROAD 228 (WEST SNOQUALMIE RIVER ROAD SOUTHEAST);

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 7, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF SAID COUNTY ROAD NO. 228;

EXCEPT ANY PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 11°14'05" WEST A DISTANCE OF 558.43 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 12°55'30" EAST A DISTANCE OF 1285.76 FEET;

THENCE SOUTH 07°16'50" WEST A DISTANCE OF 592.98 FEET TO THE TERMINUS OF SAID LINE, SAID TERMINUS BEING A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 88°15'21" EAST A DISTANCE OF 575.00 FEET FROM THE SOUTHWEST CORNER THEREOF;

TOGETHER WITH GOVERNMENT LOTS 1 AND 2, IN SAID SECTION 5;

EXCEPT THE NORTH 13 ACRES OF SAID GOVERNMENT LOTS 1 AND 2; AND

EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 228; AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 13 ACRES AND THE EAST LINE OF THE WEST 30 FEET OF SAID GOVERNMENT LOT 2, SAID INTERSECTION BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOE E. MONAHAN AND CAROLE A. MONAHAN, HIS WIFE, BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 6094031;

THENCE SOUTH 11°14'05" WEST, ALONG SAID EAST LINE, AND ALONG THE WESTERLY LINE OF SAID MONAHAN TRACT, A DISTANCE OF 72.65 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;

THENCE SOUTH 78°45'55" EAST, AT RIGHT ANGLES TO SAID EAST LINE, AND CONTINUING ALONG SAID WESTERLY LINE OF SAID MONAHAN TRACT, A DISTANCE OF 14.50 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;

THENCE SOUTH 40°15'55" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID MONAHAN TRACT, A DISTANCE OF 99.85 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;

THENCE SOUTH 41°45'55" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID

CHICAGO TITLE COMPANY

(Paragraph 4 of Schedule A Exhibit)

Policy No: 001358728

MONAHAN TRACT, A DISTANCE OF 188.22 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID MONAHAN TRACT;
THENCE NORTH 87°14'05" EAST, ALONG THE SOUTH LINE OF SAID MONAHAN TRACT, A DISTANCE OF 166.13 FEET TO THE SOUTHEAST CORNER OF SAID MONAHAN TRACT;
THENCE NORTH 00°15'55" WEST, ALONG THE EAST LINE OF SAID MONAHAN TRACT, A DISTANCE OF 274.76 FEET, MORE OR LESS, TO SAID SOUTH LINE OF SAID NORTH 13 ACRES, AND THE NORTHEAST CORNER OF SAID MONAHAN TRACT;
THENCE NORTH 88°43'30" WEST, ALONG SAID SOUTH LINE OF SAID NORTH 13 ACRES A DISTANCE OF 354.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 11°14'05" WEST A DISTANCE OF 558.43 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 12°55'30" EAST A DISTANCE OF 1285.76 FEET;
THENCE SOUTH 07°16'50" WEST A DISTANCE OF 592.98 FEET TO THE TERMINUS OF SAID LINE, SAID TERMINUS BEING A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 88°15'21" EAST A DISTANCE OF 575.00 FEET FROM THE SOUTHWEST CORNER THEREOF;

TOGETHER WITH THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5; AND

TOGETHER WITH THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; AND

TOGETHER WITH THAT PORTION OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH 07°37'29" WEST, ALONG THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 270.00 FEET;
THENCE NORTH 19°22'31" WEST A DISTANCE OF 106.00 FEET;
THENCE NORTH 02°52'29" EAST A DISTANCE OF 169.73 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°15'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 62.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL 2 OF LARGE LOT SEGREGATION NUMBER L96M0170, RECORDED UNDER RECORDING NUMBER 9703049006; AND PARCELS 1 AND 2 OF LARGE LOT SEGREGATION NUMBER L98M0131, RECORDED UNDER RECORDING NUMBER 9811259001).

CHICAGO TITLE COMPANY

Standard Owner's Policy of Title Insurance

SCHEDULE B

Policy No: 001358728

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

GENERAL EXCEPTIONS:

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto; reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- H. Water rights, claims or title to water.

SPECIAL EXCEPTIONS:

A 1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PUGET SOUND POWER & LIGHT COMPANY
PURPOSE:	ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
AREA AFFECTED:	A PORTION OF SAID PREMISES, AS DESCRIBED IN SAID INSTRUMENT
RECORDED:	MAY 23, 1928
RECORDING NUMBER:	2464888

B 2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

CHICAGO TITLE COMPANY

SCHEDULE B

(Continued)

Policy No: 001358728

SPECIAL EXCEPTIONS

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR
DISTRIBUTION LINE
AREA AFFECTED: A NORTHERLY PORTION OF SAID
PREMISES, AS DESCRIBED IN SAID
INSTRUMENT
RECORDED: APRIL 16, 1948
RECORDING NUMBER: 3792848

c 3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY
PURPOSE: RIVER PROTECTION
AREA AFFECTED: AN EASTERLY PORTION OF SAID
PREMISES, AS DESCRIBED IN SAID
INSTRUMENT
RECORDED: DECEMBER 6, 1961
RECORDING NUMBER: 5361432

d 4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: UTILITIES
AREA AFFECTED: A NORTHERLY PORTION OF SAID
PREMISES, AS DESCRIBED IN SAID
INSTRUMENT
RECORDED: OCTOBER 13, 1966
RECORDING NUMBER: 6094029

e 5. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR
DISTRIBUTION SYSTEM
AREA AFFECTED: NORTHERLY PORTIONS OF SAID PREMISES,
AS DESCRIBED IN SAID INSTRUMENT
RECORDED: JUNE 6, 1986
RECORDING NUMBER: 8606060806

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER

CHICAGO TITLE COMPANY

SCHEDULE B

(Continued)

Policy No: 001358728

SPECIAL EXCEPTIONS

ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	INGRESS AND EGRESS
AREA AFFECTED:	A NORTHERLY PORTION OF SAID PREMISES, AS DESCRIBED IN SAID INSTRUMENT
RECORDED:	NOVEMBER 25, 1986
RECORDING NUMBER:	8611250477

7. RECIPROCAL EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSES:	GOLF, FENCES, UTILITIES, AND ACCESS
AREA AFFECTED:	PORTIONS OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN SAID INSTRUMENT
RECORDED:	MARCH 4, 2003
RECORDING NUMBER:	20030304001145

**8. RESTRICTIONS LIMITING THE USE OF PORTIONS OF THE PROPERTY LYING
WITHIN CERTAIN DISTANCES OF A WATER WELL AND/OR REGULATING THE
LOCATION OF A WATER WELL, RECORDED UNDER RECORDING NUMBER 7706151001.**

**9. RESTRICTIONS LIMITING THE USE OF PORTIONS OF THE PROPERTY LYING
WITHIN CERTAIN DISTANCES OF A WATER WELL AND/OR REGULATING THE
LOCATION OF A WATER WELL, RECORDED UNDER RECORDING NUMBER 7908300883.**

**10. RESTRICTIONS LIMITING THE USE OF PORTIONS OF THE PROPERTY LYING
WITHIN CERTAIN DISTANCES OF A WATER WELL AND/OR REGULATING THE
LOCATION OF A WATER WELL, RECORDED UNDER RECORDING NUMBER 8110220711.**

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN:	JOE E. MONAHAN AND CAROLE A. MONAHAN, HIS WIFE
AND:	AMERICAN ADVENTURE, INC., A

CHICAGO TITLE COMPANY

SCHEDULE B

(Continued)

Policy No: 001358728

SPECIAL EXCEPTIONS

RECORDED: WASHINGTON CORPORATION
NOVEMBER 25, 1986
RECORDING NUMBER: 8611250478
REGARDING: WATER SERVICE

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: WHR PROPERTIES, INC.
AND: TALL CHIEF GOLF, INC.
RECORDED: AUGUST 19, 2005
RECORDING NUMBER: 20050819001015
REGARDING: EMERGENCY USE EASEMENT

AMENDED AND RESTATED EASEMENT AGREEMENT:

RECORDED: SEPTEMBER 22, 2009
RECORDING NUMBER: 20090922001033

SECOND AMENDED AND RESTATED EASEMENT AGREEMENT:

RECORDED: JUNE 21, 2010
RECORDING NUMBER: 20100621001110

13. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: TALL CHIEF GOLF, INC.
AND: PATTERSON CREEK PRESERVE, LLC
AND: ALDARRA RIDGE HOMEOWNERS ASSOCIATION
RECORDED: NOVEMBER 13, 2006
RECORDING NUMBER: RECORDING NUMBER:
REGARDING: 20061113001045

14. AMENDED AND RESTATED EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: TALL CHIEF GOLF, INC.
AND: JOE E. MONAHAN AND CAROL A. MONAHAN
RECORDED: NOVEMBER 19, 2013
RECORDING NUMBER: 20131119000957

CHICAGO TITLE COMPANY

SCHEDULE B

(Continued)

Policy No: 001358728

SPECIAL EXCEPTIONS

AV SAID AGREEMENT IS AN AMENDMENT AND RESTATEMENT OF EASEMENT AGREEMENT
RECORDED UNDER RECORDING NUMBER 20061228002022.

P 15. TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR
STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER
9901150609.

Q 16. NOTICE OF ADOPTION OF CONNECTION CHARGE:

FILED BY:	SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
RECORDED:	APRIL 14, 2004
RECORDING NUMBER:	20040414002865
REGARDING:	WATER REGIONAL CAPITAL FACILITY CHARGES
AFFECTS:	THAT PORTION OF SAID PREMISES LYING WITHIN THE SOUTH HALF OF SECTION 5, AND OTHER PROPERTY

R 17. MATTERS DISCLOSED BY A SURVEY BY SOUND SURVEYING INC., RECORDED UNDER
RECORDING NUMBER 8903299005, AS FOLLOWS:

A FOUR FOOT BARBED WIRE FENCE MEADERS ACROSS A PORTION OF THE
NORTHERLY PROPERTY LINE, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.

S 18. MATTERS DISCLOSED BY A SURVEY BY HUGH G. GOLDSMITH AND ASSOCIATES
INC., RECORDED UNDER RECORDING NUMBER 19990820900007, AS FOLLOWS:

A) THE EDGE OF THE GOLF COURSE ENCROACHES OVER A SOUTHERLY PORTION OF
THE EASTERLY PROPERTY LINE, AND OVER AN EASTERLY PORTION OF THE SOUTH
PROPERTY LINE.

B) ENCROACHMENTS OF BUILDING, GRAVEL DRIVE AND GRASS AREAS ONTO THE
SOUTHEAST CORNER OF SAID PREMISES, AND ANY ADVERSE RIGHTS STEMMING
THEREFROM.

** END OF SCHEDULE B **

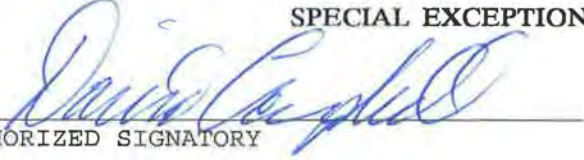
CHICAGO TITLE COMPANY

SCHEDULE B

(Continued)

Policy No: 001358728

SPECIAL EXCEPTIONS


AUTHORIZED SIGNATORY

Loan Policy Endorsements: N/A

Owner's Policy Endorsements: N/A